

**ATTACHMENT J6**

# Wisconsin Air National Guard (128th ARW)

## Water Distribution System

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**Table of Contents**

<b>WISCONSIN AIR NATIONAL GUARD (128TH ARW) WATER DISTRIBUTION SYSTEM.....</b>	<b>I</b>
<b>J6 WISCONSIN AIR NATIONAL GUARD (128TH ARW) WATER DISTRIBUTION SYSTEM.....</b>	<b>1</b>
J6.1 WISCONSIN ANG 128TH ARW OVERVIEW.....	1
J6.2 WATER DISTRIBUTION SYSTEM DESCRIPTION.....	1
<i>J6.2.1 Water Distribution System Fixed Equipment Inventory.....</i>	<i>1</i>
J6.2.1.1 Description.....	2
J6.2.1.2 Inventory.....	2
<i>J6.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools.....</i>	<i>3</i>
<i>J6.2.3 Water Distribution System Manuals, Drawings, and Records.....</i>	<i>4</i>
J6.3 SPECIFIC SERVICE REQUIREMENTS .....	4
J6.4 CURRENT SERVICE ARRANGEMENT .....	5
J6.5 SECONDARY METERING .....	6
<i>J6.5.1 Existing Secondary Meters.....</i>	<i>6</i>
<i>J6.5.2 Required New Secondary Meters.....</i>	<i>6</i>
J6.6 MONTHLY SUBMITTALS .....	7
J6.7 WATER CONSERVATION PROJECTS .....	7
J6.8 SERVICE AREA .....	7
J6.9 OFF-INSTALLATION SITES .....	8
J6.10 SPECIFIC TRANSITION REQUIREMENTS.....	8
J6.11 GOVERNMENT RECOGNIZED SYSTEM DEFICIENCIES .....	8

**List of Tables**

Fixed Inventory.....	2
Spare Parts .....	3
Specialized Vehicles and Tools.....	4
Manuals, Drawings, and Records .....	4
Existing Secondary Meters.....	6
New Secondary Meters .....	6
Service Connections and Disconnections .....	8
System Deficiencies .....	8

# J6 Wisconsin Air National Guard 128th ARW Water Distribution System

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## J6.1 Wisconsin ANG 128th ARW Overview

The Wisconsin Air National Guard (ANG) 128<sup>th</sup> Air Refueling Wing (ARW) is located about 6.5 miles south of the center of Milwaukee and 2.5 miles west of Lake Michigan. The 128<sup>th</sup> ARW's mission is to provide areal in-flight refueling and passenger/cargo transportation. The base currently flies KC-135 Air Refueling Tankers. The 128<sup>th</sup> impacts the surrounding Milwaukee area with over \$103 million in annual expenditures.

The 128<sup>th</sup> ARW employs 980 Air Guard personnel, 294 technicians, and 39 civilians. The base maintains approximately 26 buildings and structures with the breakdown being 16 industrial and 10 administrative buildings. The Wisconsin Air National Guard was established in 1947 and located at Mitchell Field.

The 128<sup>th</sup> ARW occupies 63.4 acres leased from the State of Wisconsin. The larger parcel, 58.5 acres is located east of the General Mitchell International Airport north-south runway. It houses the apron, hangars, and most of the base operation buildings. The smaller parcel, 4.9 acres, is located to the west of the General Mitchell International Airport north-south runway, and is adjacent to the north side of the 440<sup>th</sup> Air Force Reserve Station. The smaller parcel of land is referred to as the Guard West and it houses an office building and a maintenance facility. Additional land adjacent to the east side of the base has been acquired to allow expansion in the future. This land is currently undeveloped and separated from the main portion of the base by a large railroad embankment.

## J6.2 Water Distribution System Description

### J6.2.1 Water Distribution System Fixed Equipment Inventory

The Wisconsin ANG 128th ARW water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

- Water lines, and fire hydrants crossing the base that are part of the City of Milwaukee distribution system.
- Two water lines and meters, that belong to the City of Milwaukee and are connected directly to Buildings 208 and 306 respectively to supply water to the fire suppression system in those hangers.

#### J6.2.1.1 Description

The City of Milwaukee supplies water to the main portion of the 128<sup>th</sup> ARW. The 12-inch city owned line enters the installation at the northeast corner of the base along Tanker Avenue. The city line continues south on Tanker Avenue until it reaches Hydrant 5, south of Simulator Drive and north of Freedom Drive. At Hydrant 5 the city line passes through a master meter before connecting to the 128<sup>th</sup> ARW 8-inch main line and transitioning into a 16-inch city owned main. The 128<sup>th</sup> ARW assumes ownership on the downstream side of the master meter.

The water distribution system on the main portion of the 128<sup>th</sup> ARW consists of polyvinyl chloride (PVC) pipe ranging from 4 to 8 inches in diameter and 6-inch diameter ductile iron pipe. The water lines are located at an average depth of 3 to 8 feet below ground, although the actual depth may exceed this range. Pipes in the 128<sup>th</sup> ARW owned portion of the system on the main base, were generally installed in the 1970s, 1990s and 2001.

The Guard West area (just north of the 440th AW) on the west side of the General Mitchell International Airport's north-south runway has a residential type well for its water supply source. The well is approximately 250 feet deep and supplies water to an office and vehicle maintenance complex where about 30 people work. No flowmeter exists on the 7.5 horsepower water pump, so there is no information about water consumption rates.

The well is located inside a mechanical room within the office building. Water is supplied directly to the office building from the well. A 2-inch steel pipe connects the well to the maintenance garages. Ownership of the well, and control systems will be transferred as part of the privatization of the system. The well and the steel pipe were installed in the 1950s. It provides insufficient flow and pressure to meet base fire hydrant needs. In the near future, the well must be abandoned and arrangements made with the City of Milwaukee and the base to construct a new line that is acceptable to all parties.

#### J6.2.1.2 Inventory

**Table 1** provides a general listing of the major water distribution system fixed assets for the Wisconsin ANG 128th ARW water distribution system included in the sale.

**TABLE 1**  
Fixed Inventory  
*Water Distribution System Wisconsin ANG 128th ARW*

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
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Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<u>Piping</u>				
PVC Pipe	4.0	1,044	LF	1990
PVC Pipe	6.0	68	LF	1990
PVC Pipe	8.0	2,555	LF	2001
PVC Pipe	8.0	5,025	LF	1990
Ductile Iron Pipe	6.0	378	LF	1970
Copper Pipe	2.0	75	LF	1970
Steel Pipe (at Guard West)	2.0	150	LF	1953
<u>Valves</u>				
Cast Iron Gate Valve	4.0	3	EA	1990
Cast Iron Gate Valve	6.0	7	EA	1990
Cast Iron Gate Valve	8.0	13	EA	1990
Cast Iron Gate Valve	8.0	5	EA	2001
<u>Fire Hydrants</u>				
Fire Hydrants (4.5-inch Valve Size)		8	EA	2001
Fire Hydrants (4.5-inch Valve Size)		19	EA	1990
<u>Water Well, Guard West</u>				
Water well pumps and control equipment (upgraded at Guard West)	7.5 hP	1	EA	1995
8 inch diameter water well (feet drilled at Guard West)		250	LF	1953
Isolation Valve	2.0	2	EA	1980

## Notes:

PVC = Polyvinyl chloride

EA = Each

GAL= Gallon

HP = Horsepower

LF = Linear Feet

## J6.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

**Table 2** lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

*Water System Wisconsin ANG 128th ARW*

Qty	Item	Make/Model	Description	Remarks
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Qty	Item	Make/Model	Description	Remarks
<i>None</i>				

**TABLE 3**

Specialized Vehicles and Tools

*Water Distribution System Wisconsin ANG 128th ARW*

Description	Quantity	Location	Maker
None			

### J6.2.3 Water Distribution System Manuals, Drawings, and Records

**Table 4** lists the manuals, drawings, and records that will be transferred with the system.

**TABLE 4**

Manuals, Drawings, and Records

*Water Distribution System Wisconsin ANG 128th ARW*

Qty	Item	Description	Remarks
1	Map	Water Distribution System for main portion of installation.	AUTOCADD, maps of the installation and utility system will be provided at the time of the pre-proposal meeting.
1 set	Various Documents	Various water system manuals, drawings, and records files.	The items included in the transfer of ownership are located in the Technical Library.
1	Map	Water distribution system on Guard West property	AUTOCADD, maps of the installation and utility system will be provided at the time of the pre-proposal meeting.

## J6.3 Specific Service Requirements

The service requirements for the Wisconsin ANG 128th ARW water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Wisconsin ANG 128th ARW water distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- The Contractor shall abide by current and future Wisconsin ANG 128th ARW fire protection requirements. (Current fire protection requirements are presented in the Wisconsin ANG 128th ARW Technical Library) The utility system purchased by the Contractor may include facilities that may or may not include fire alarm systems. Where

required by federal, state or local regulation, the Contractor shall maintain the fire alarm system for all facilities owned and operated by the Contractor. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.

- In accordance with Paragraph C.9.8, *Exercises and Crisis Situations Requiring Utility Support*, the Contractor shall provide support as directed by the Wisconsin ANG 128th ARW Control Center for exercises and crisis situations. Contact information for the Wisconsin ANG 128th ARW Control Center will be provided upon award.
- The Contractor shall coordinate changes to the water distribution system (including fire hydrants) that may affect water supply and fire protection with the Base Fire Department and Contracting Officer's designated representative. Contractor shall submit a written request with engineering plans describing proposed changes, and shall not start work until the Contractor Officer's designated representative has approved changes in writing.
- The Contractor shall perform all water distribution system testing as required by applicable standards, regulations, rules, codes, and permits. In addition, the Contractor shall, when requested, provide the Contracting Officer's designated representative with a copy of water distribution system testing information and reports submitted to any regulatory agencies.
- The Contractor shall use Air Force Form 332, Base Civil Engineer Work Request, to coordinate work on the water distribution system with the Contracting Officer's designated representative.
- The Contractor shall continue to deliver water to the Air Force at a pressure similar to current operating pressures. Provide the Air Force sufficient information for review of the possible changes in system performance as part of the package proposing a pressure change. Allow the Contracting Officer's designated representative, a minimum of ten days to review the proposed change. Any proposed change in the pressure of water must be approved by the Installation Commander before the change is implemented.
- The Contractor shall ensure that water system provides an ample amount pressure and flow for general water supply, fire protection, and other emergencies.
- The Contractor shall conform to the base spill plan (copy located in the Technical Library) and provide a copy of their EPCRA report(s) to the base on request.
- The Contractor shall perform EIAP or NEPA reviews and reporting as required for additions or modifications to the water system.
- Permits are required for any digging or welding activity. Coordinate with BCE before beginning work to obtain appropriate permits.
- Painting of fire hydrants shall meet base standards
- Periodic water pressure testing of all fire hydrants shall be accomplished to comply with all local and Air Force requirements

- Comply with all state and local regulations for owning and operating water supply well at Guard West.

## J6.4 Current Service Arrangement

The City of Milwaukee is the water commodity provider to the 128th ARW. The FY 2002 annual water usage was 6,700 kgal. The average monthly usage was 560 kgal with a maximum occurring in August 2002 with 1370 kgal and a minimum occurring in May 2002 with 270 kgal.

The demand at the Guard West complex varies depending upon the number of people located there. An estimated occupancy of the building is 30 people for 9 hours per day 5 days a week. The water use is not measured. This building currently does not have adequate water supply to meet fire fighting requirements from a hydrant. If the number of people working in the building changes or a need for fire fighting capability is identified, the demand may need to increase in the future.

Water pressure within the water distribution system on the main part of the Wisconsin ANG 128th ARW typically ranges from 60 to 90 psig and meets the flow rate and quality requirements of the base. Water pressure at Guard West sometimes is too low.

## J6.5 Secondary Metering

### J6.5.1 Existing Secondary Meters

**Table 5** provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J6.6 below.

**TABLE 5**  
Existing Secondary Meters  
*Water Distribution System Wisconsin ANG 128th ARW*

Meter Location	Meter Description (Type)
None	

### J6.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J6.6 below.

**TABLE 6**  
New Secondary Meters  
*Water Distribution System Wisconsin ANG 128th ARW*

Meter Location	Meter Description
None	

## J6.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25<sup>th</sup> of each month for the previous month. Invoices shall be submitted to:

*Name:* Department of Military Affairs

*Address:* P.O. Box 14587, Madison, WI 53714-0587

*Phone number:* (608) 242-3160

And Send Copy to:

*Name:* 128 CES/CEZ

*Address:* 1685 E Grange Ave, Milwaukee, WI 53207-6151

*Phone number:* (414) 944-8749

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25<sup>th</sup> of each month for the previous month. Outage reports shall be submitted to:

*Name:* Department of Military Affairs

*Address:* P.O. Box 14587, Madison, WI 53714-0587

*Phone number:* (608) 242-3160

And Send Copy to:

*Name:* 128 CES/CEZ

*Address:* 1685 E Grange Ave, Milwaukee, WI 53207-6151

*Phone number:* (414) 944-8749

## J6.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

- None

## J6.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Wisconsin ANG 128th ARW boundaries.



## J6.9 Off-Installation Sites

The Guard West property is considered an off-installation site. The well and associated distribution pipe from building 302 to building 303 are included in the sale of the Wisconsin ANG 128th ARW water distribution system.

## J6.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

**TABLE 7**  
Service Connections and Disconnections  
*Water Distribution System Wisconsin ANG 128th ARW*

Location	Description
None	

## J6.11 Government Recognized System Deficiencies

**Table 8** provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Wisconsin ANG 128th ARW water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through [Schedule L-3](#). Renewal and Replacement projects will be recovered through [Sub-CLIN AC](#).

**TABLE 8**  
System Deficiencies  
*Water Distribution System Wisconsin ANG 128th ARW*

Project Location	Project Description
Guard West	The existing well provides inadequate water supply for fire protection. Abandon the existing potable water well according to applicable regulations. Replace the potable water source with a new looped water line that meets all requirements for water quality, pressure, and fire fighting. Fire fighting pressure and flow rate requirements are noted in the Technical Library. The replacement line is expected to be 6 inches in diameter and approximately 300 feet in length.

